



weitzman

3102 MAPLE AVE

Hillcrest Bank

THE BEST LOCATION IN DALLAS'
BEST NEIGHBORHOOD

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3102 MAPLE AVE

A LANDMARK AWARD-WINNING
TOWER IN UPTOWN

One of the best-located office buildings in the booming Uptown Dallas market, 3102 Maple Avenue sits in the heart of Uptown/Turtle Creek submarket at the corner of Maple Avenue and Carlisle Street. The location is adjacent to the popular Katy Trail and Reverchon Park and offers convenient, near-immediate access to major freeways such as the Dallas North Tollway, Woodall Rodgers/US-75 and IH-35E/Stemmons.

With a location in the midst of Dallas' most walkable commercial, retail and residential district, 3102 Maple Avenue is within walking distance of several restaurants and hotels, as well as popular attractions like the Katy Trail.

A major redevelopment means that 3102 Maple Avenue's six stories of Class A office space now feature amenities including an on-site fitness center with showers and a full-service bank and ATM.



LOBBY

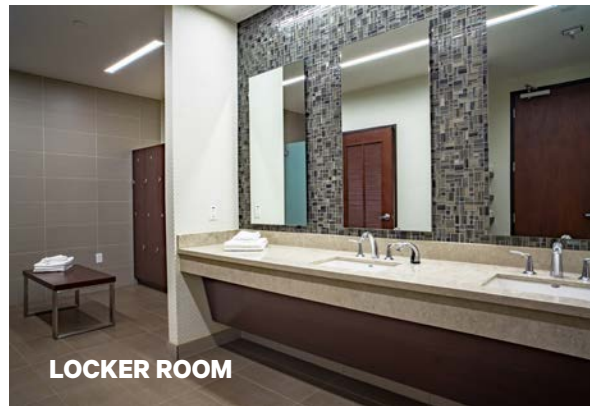
AMENITIES THAT MAKE WORK A PLEASURE

Your office suite with all the extras

- 3:1,000 underground parking garage
- Typical floor plate: 16,870 SF
- On-site security, property management & engineering
- 2017 upgrades to lobby, common areas and restrooms
- 2019 upgrades including new mechanical system, elevators
- Building signage available
- Full service bank with ATM on-site
- Fitness center with showered locker rooms
- Foodsby office delivery service
- Across from the Stoneleigh Hotel, and directly across from the new full-service Marriott Hotel which includes two restaurants and a coffee shop.
- Fiber optic cable by Centurylink, AT&T & Spectrum



FITNESS CENTER



LOCKER ROOM



FITNESS CENTER

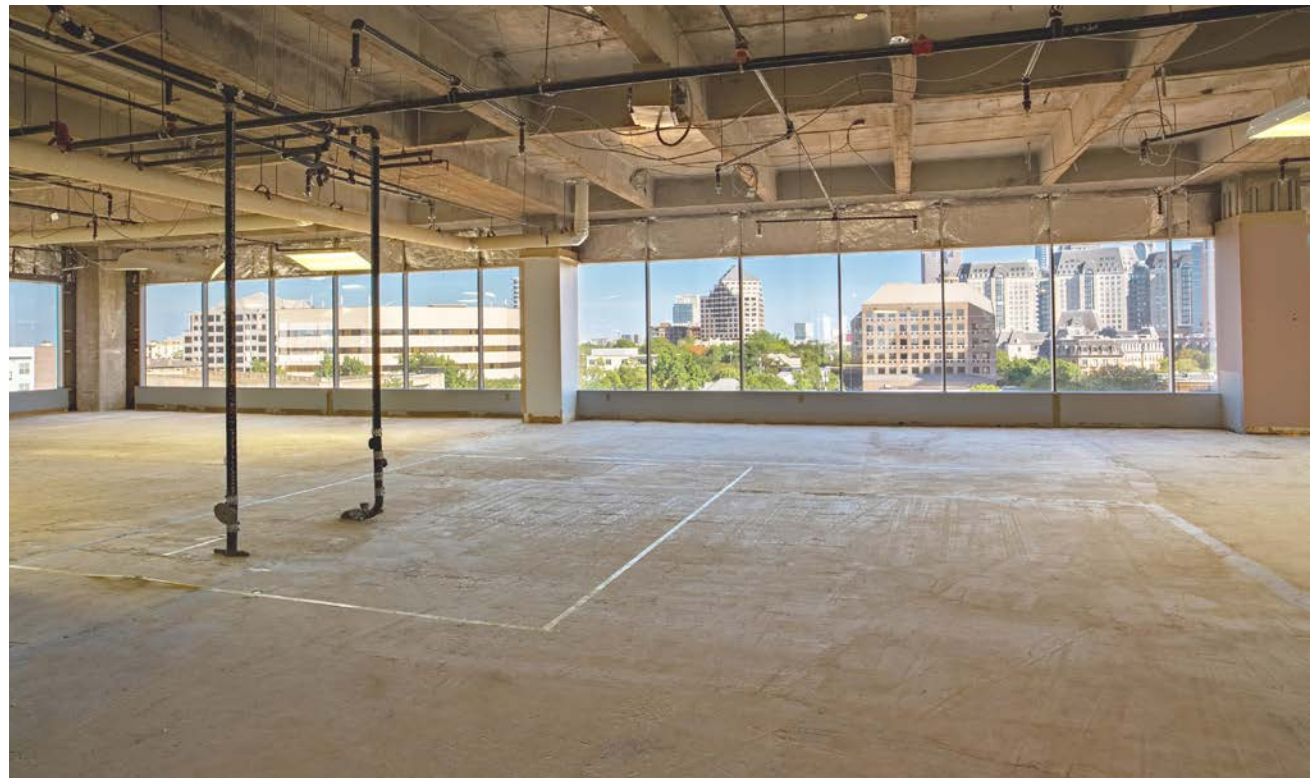


BUILD A SPACE THAT WORKS AS HARD AS YOU

Premier commercial real estate opportunities

A down-to-the-studs demo means a blank slate for your customization and special touches for brand new, Class A office space.

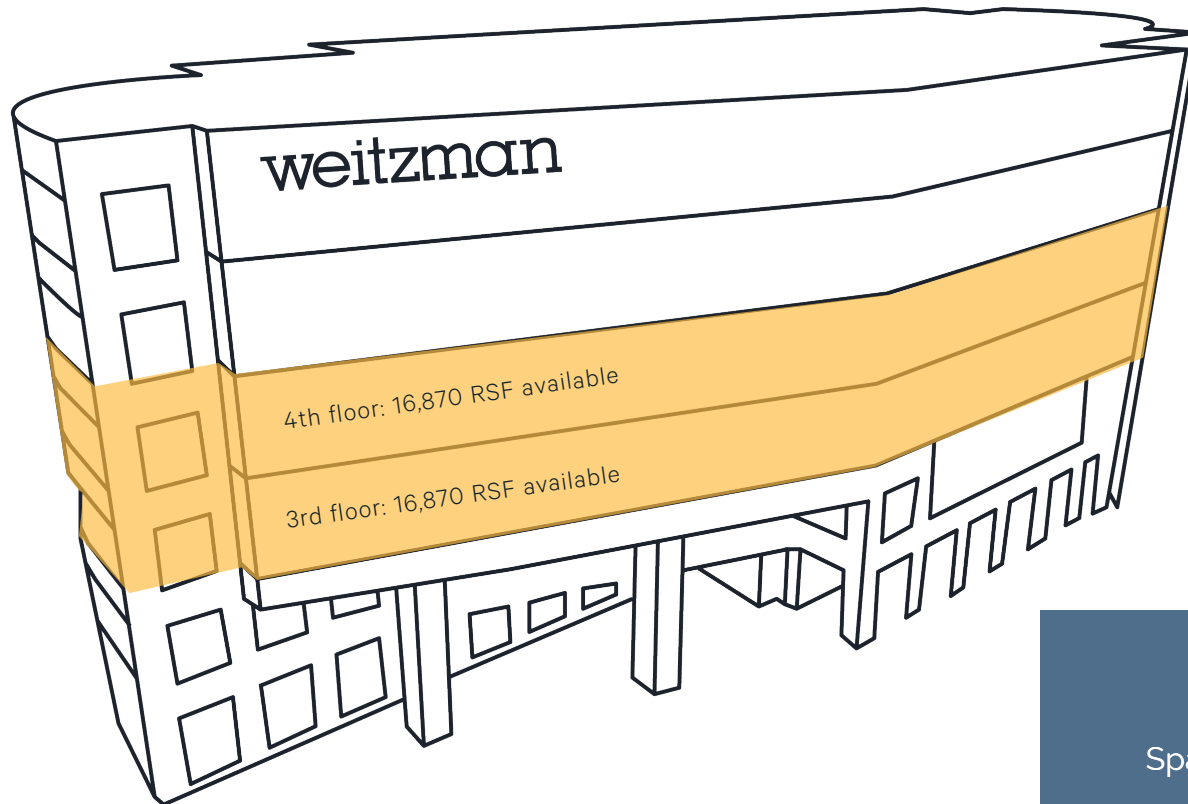
Flexible layouts. Flexible floor plans. The only limit is your vision for your best office ever.



Building signage available

Up to 33,740 SF available

AVAILABLE SPACE



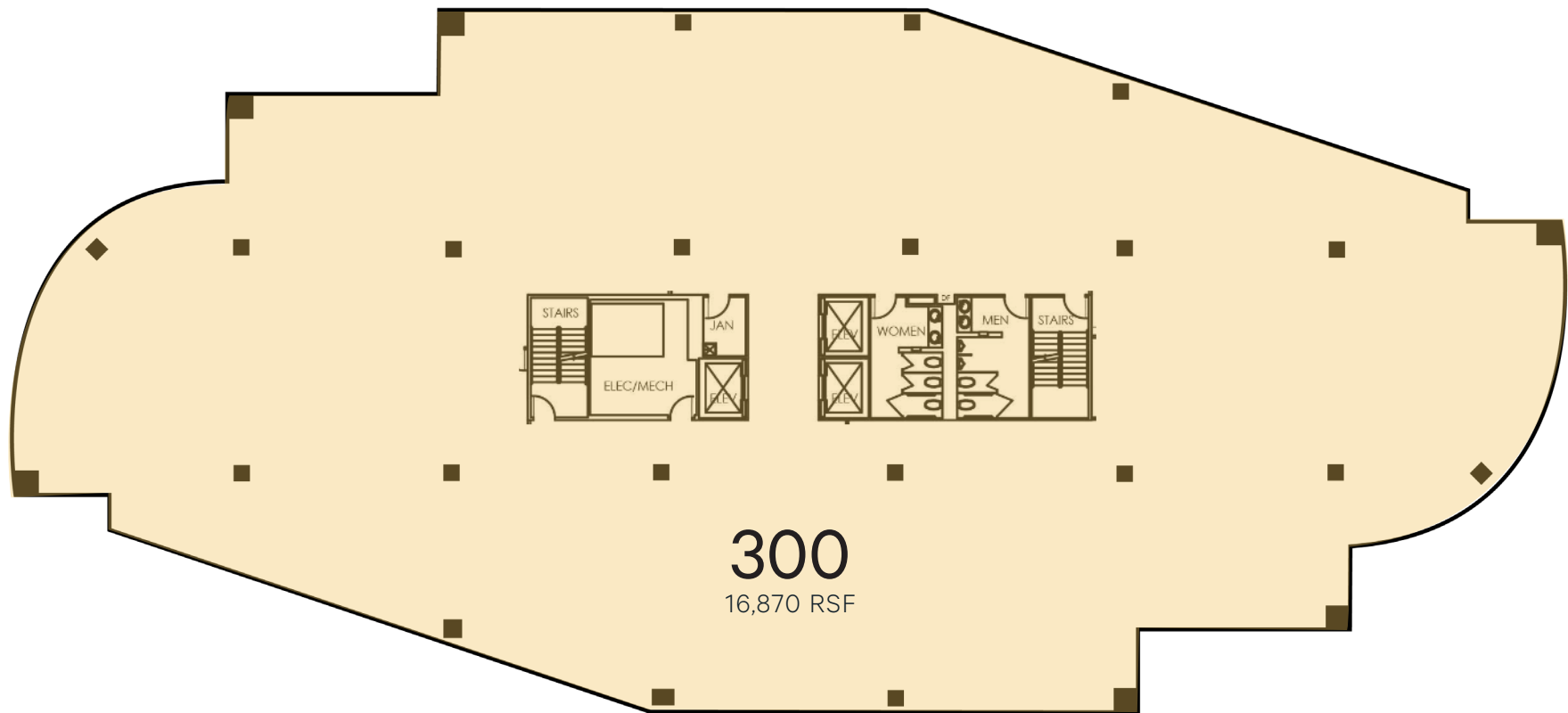
Spaces available from 1,765 RSF to 16,870 RSF

FLOOR	SUITE	RSF	AVAILABLE
2	203	1,765	Now
3	300	16,870	Now
4	400	16,870	Now

AN OFFICE WITH A VIEW

3RD FLOOR

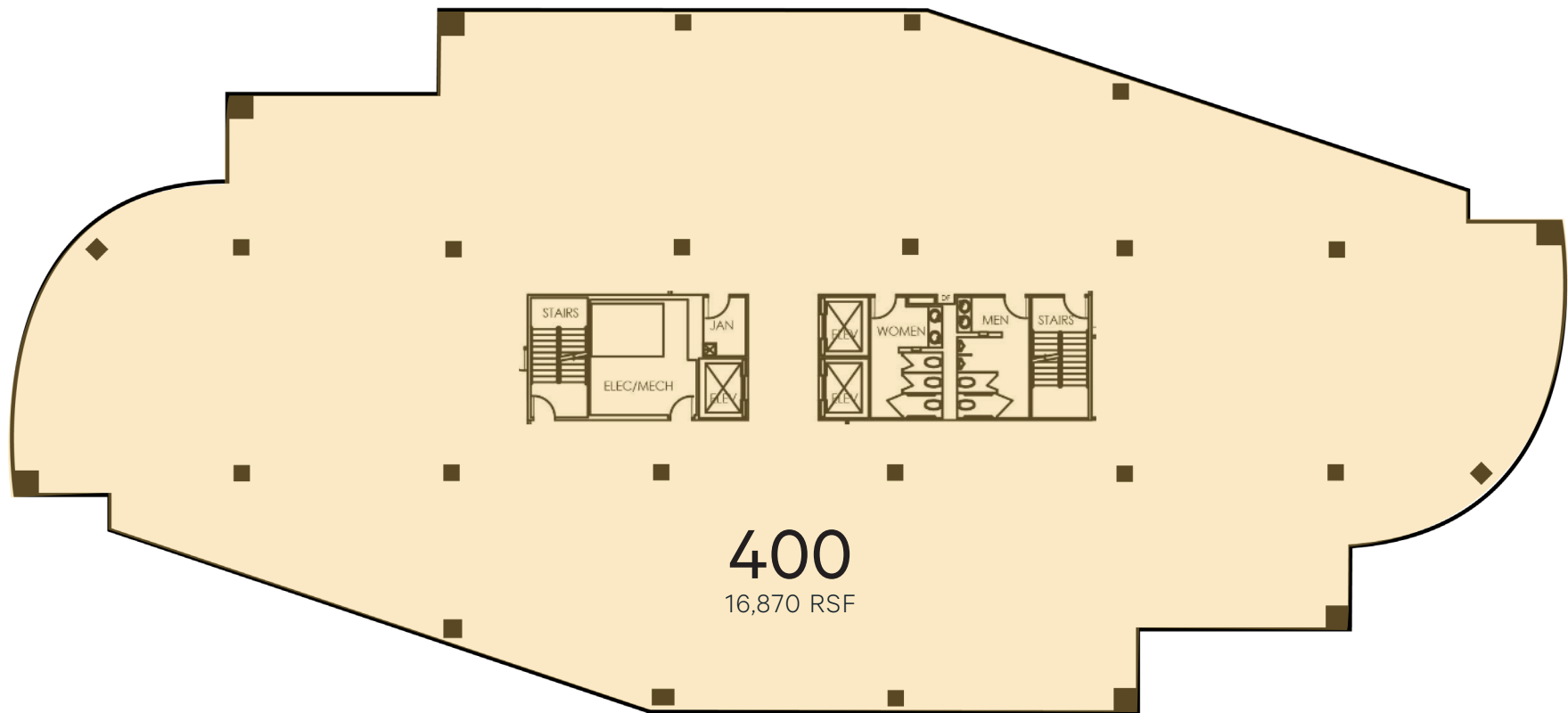
Suite 300 16,870 RSF



AN OFFICE WITH A VIEW

4TH FLOOR

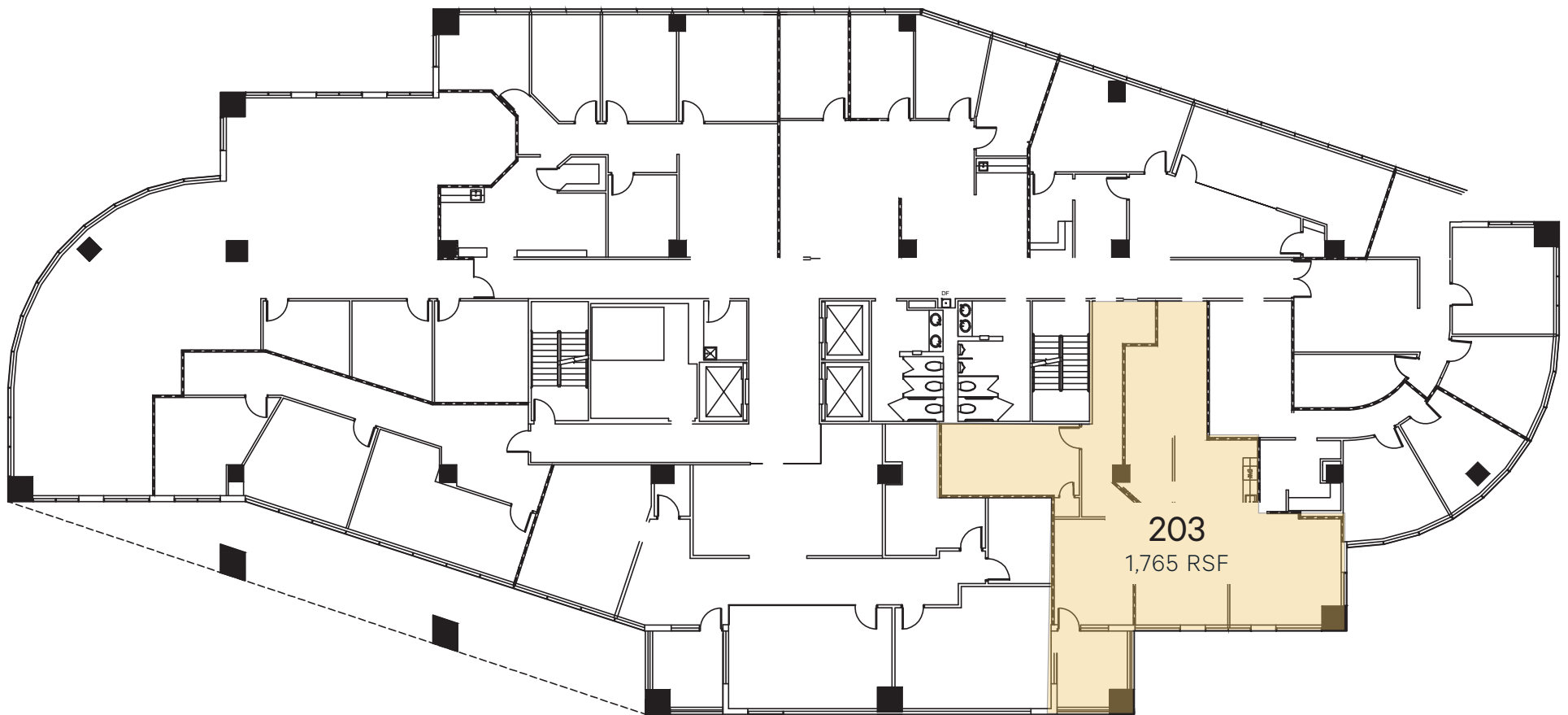
Suite 400 16,870 RSF



AN OFFICE WITH A VIEW

2ND FLOOR

Suite 203 1,765 RSF



WALKABILITY

90
WALKABILITY
SCORE

5 MINUTE WALK



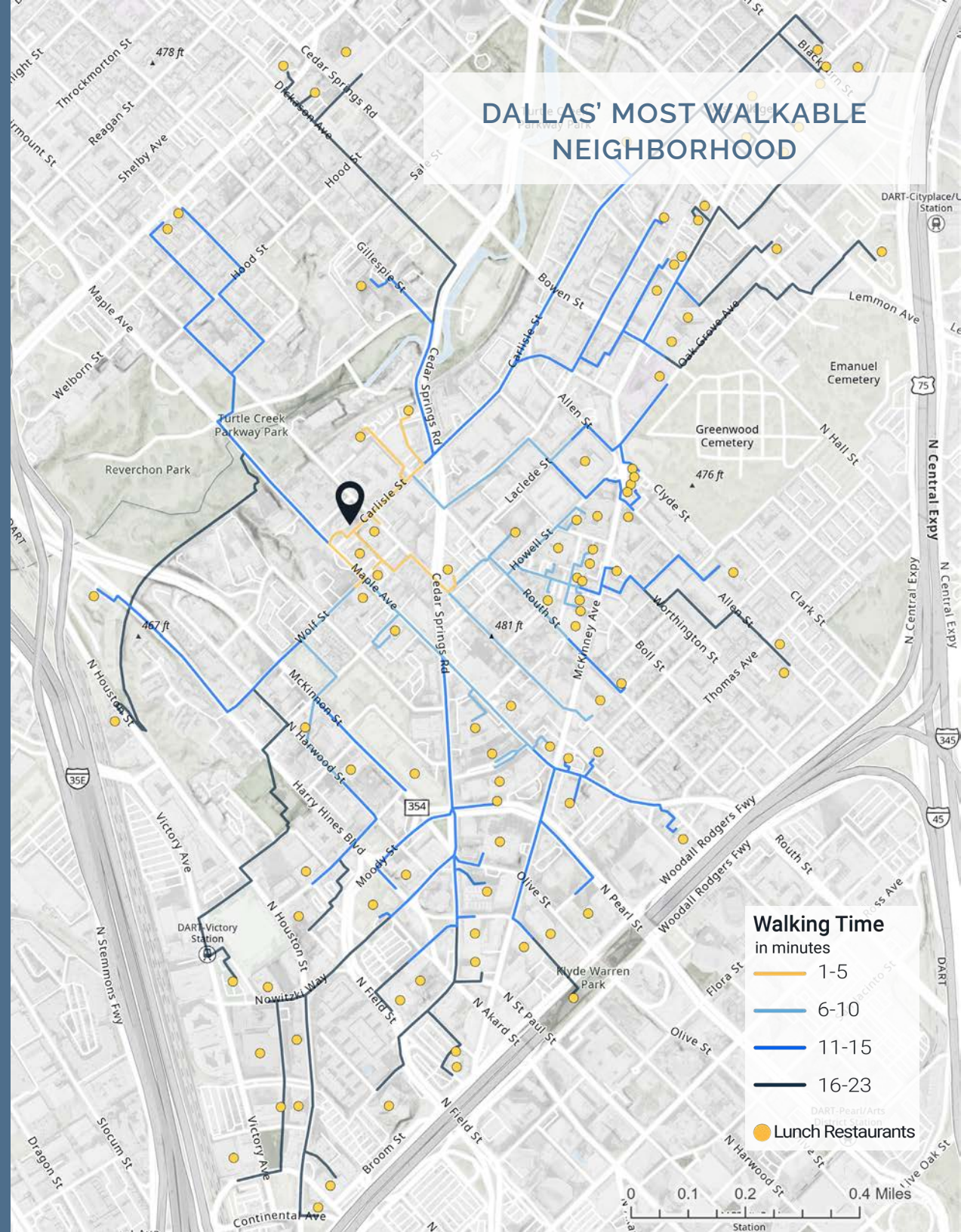
10 MINUTE WALK



15 MINUTE WALK



DALLAS' MOST WALKABLE NEIGHBORHOOD



Walking Time
in minutes

- 1-5
- 6-10
- 11-15
- 16-23

DART-Pearl/Arts District Station
Lunch Restaurants



UPTOWN | DALLAS





ACTIVE URBAN NEIGHBORHOOD

Uptown Dallas continues to impress with an affluent influx of multi-family and high-rise residential projects, new office towers and a stellar line-up of some of the busiest restaurants and nightspots in the city.

DENSITY, AFFLUENCE & GROWTH

The Uptown trade area reports a current population of 47,538, which has more than doubled since 2000. The area's importance as a commercial and retail trade area is reflected in its daytime population, which exceeds 84,000. Uptown is an affluent trade area, reporting an average household income of \$154,321 and a per capita household income of \$102,511.

DALLAS AN URBAN POWERHOUSE

The 3102 Maple Avenue Building occupies the best location in Dallas' best neighborhood: Uptown Dallas.

THE LOCATION OF CHOICE FOR DALLAS' YOUNG PROFESSIONALS

LIVE, WORK AND PLAY

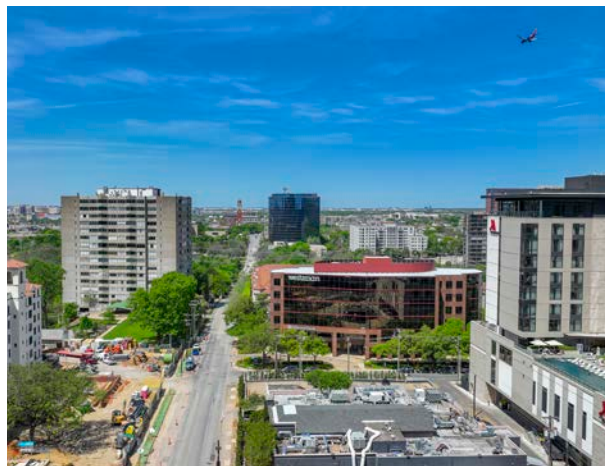
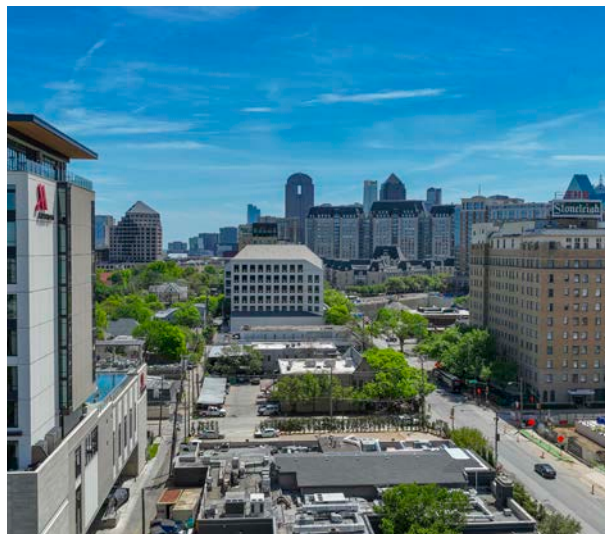
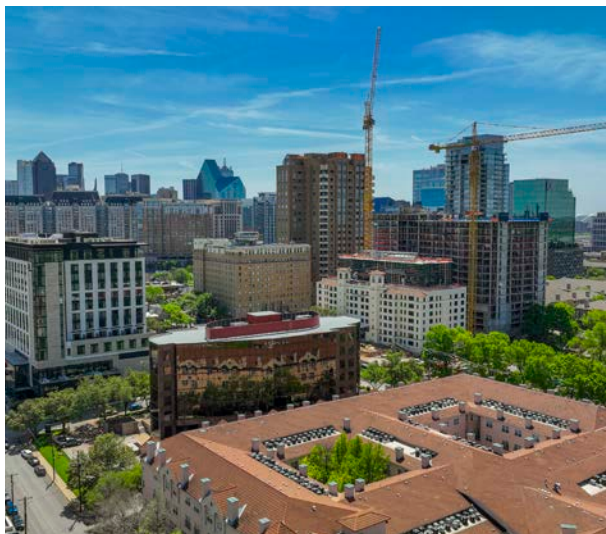
Young professionals view Uptown Dallas as the city's best location to work, to live, to dine and for recreation. Office workers and residents alike value Uptown's walkable environment, the numerous restaurants and the activities and greenspace offered by amenities including the Katy Trail, Reverchon Park, the Turtle Creek greenbelt and Klyde Warren Park.

Due to the phenomenal growth and density of the Uptown area, the area's amenities not only include many of Dallas' most popular restaurants and watering holes but also two urban-format grocery stores. Close to 3102 Maple workers and residents can patronize Whole Foods Market, which occupies the street level of a high-rise residential tower along popular McKinney Avenue, as well as Tom Thumb at The Union, a mixed-use project designed to service the residential growth in Uptown as well as Downtown.



OUR UPTOWN NEIGHBORHOOD:

CLOSE TO IT ALL



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lawrence J. Denisoff	289438	denisoff@weitzmangroup.com	214-954-0600
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date